Davidson County DEEDWARR
Recvd: 12/11/08 13:30 2 pgs
Fees:13.00 Taxes:1026.38

20081211-0119456

WARRANTY DEED

ET-08-1075

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,400.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meichel L. Abillar	Franklin American Mortgage	
340 Ardsley Place	(NAME) 501 Corporate Centre Drive, Suite 400	131-5-C-340.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH M. JOHNSON F/K/A ELIZABETH R. MCNEILLY, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEICHEL ABILLAR AND MARIA IRENE D. ABILLAR, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 340, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE HILLSBOROUGH CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED MY MASTER DEED AND BY-LAWS, OF RECORD IN BOOK 6822, PAGE 721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 1 ON THE PLAN OF THE HILLSBOROUGH OF RECORD IN PLAT BOOK 6250, PAGE 699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH R. MCNEILLY, UNMARRIED BY WARRANTY DEED FROM THOMAS HENNING MURREY, UNMARRIED, RECORDED ON THE 29TH DAY OF FEBRUARY, 1996 IN BOOK 9961, PAGE 409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

James Johnson, spouse of Elizabeth M. Johnson, joins in this conveyance to relinquish any rights he may have in and to said property, marital or otherwise.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 6250, Page 699; Book 6566, Page 4; Book 6674, Page 583; Book 7925, Page 64; Book 8350, Page 426; Book 6822, Page 721; Book 4377, Page 710; Book 4403, Page 627; Book 7052, Page 19; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 340 Ardsley Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of December, 2008.

Elizabeth M. Johnson

James Johnson

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of December, 2008, before me personally appeared Elizabeth M. Johnson and James Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of December, 2008.

Notary Public

My Commission Expires: 09-17-11

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520